

**TOWN OF READING
PLANNING BOARD MEETING
December 21, 2023**

PRESENT: D. Chutas, B. Chapman, and L. DeBolt

ABSENT: M. Sorber, L. Tischler, A. Conklin, T. Alger Planning Board Secretary

VISITORS:

Called to order at 6:30 PM by D. Chutas. He opened the meeting with the Pledge of Allegiance.

PUBLIC COMMENT:

REVIEW OF NOVEMBER 2023 MINUTES

B. Chapman made a motion to accept the November 2023 minutes as written. Seconded by L. DeBolt

PUBLIC HEARING VISITORS –WEED MINOR SUBDIVISION

Dan & Holly Weed – 3473 Rt 14, WG

James P. Coleman – 3517 St. Rt 14, WG

PUBLIC HEARING FOR MINOR SUBDIVISION 3501 NYS ROUTE 14, WG

A public hearing was held regarding Minor Subdivision for Daniel & Holly Weed for their 101.54 acre parcel located at 3501 NYS Route 14, WG. The Weed's would like to subdivide into 4 parcels. Parcel 1 measuring 3.028 acres, Parcel 2 measuring 2.056 acres, Parcel 3 measuring 25.948 acres and Parcel 4 measuring 70.499 acres.

6:30 PM D. Chutas opened the Public Hearing

Legal notice appeared in the December 13, 2023 issue of the Watkins Glen Review and Express and certified letters were mailed to 16 adjoining property owners.

7:00 PM Public hearing closed

OLD BUSINESS:

D. Chutas emailed an updated draft copy of the Short -Term Rental Application and proposed Short Term Rental Local Law drafted by the Planning Board to the Town Board. They will review and discuss at the January 10, 2024 Board meeting.

D. Chutas has not heard anything back from Solar Energy Projects regarding the email he sent to them.

NEW BUSINESS:

The Town Board is looking at other Township local laws on Solar Farms and hope to draft a Local Law for the Town of Reading in 2024

PLANNING BOARD DECISION ON MINOR SUBDIVISION FOR 3501 NYS ROUTE 14 WG

The Planning Board completed Part 2 of the SEQR Short Environmental Assessment form.

RESOLUTION PB 23-39 Resolution making environmental determination and issuing a SEQRA negative declaration for Minor Subdivision for Daniel and Holly Weed made by L. Debolt and seconded by B. Chapman

AYES	D. Chutas L. Debolt B. Chapman	NAYS	None
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RESOLUTION PB 23-40 Motion made by L. DeBolt to accept the Minor Subdivision Application as Complete to subdivide 101.54 acre parcel into 4 parcels. Seconded by B. Chapman

AYES	D. Chutas L. Debolt B. Chapman	NAYS	None
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RESOLUTION PB 23-41

TOWN OF READING PLANNING BOARD RESOLUTION – PRELIMINARY AND FINAL APPROVAL FOR THE WEED MINOR SUBDIVISION, 3501 STATE ROUTE 14, TAX PARCEL NUMBER 53.00-2-30, TOWN OF READING, NEW YORK

WHEREAS, an application was submitted for Subdivision review for the proposed subdivision of the existing 101.787-acre tax parcel 53.00-2-30 into 4 parcels: Parcel 1 a corner lot measuring 3.029 acres, Parcel 2 containing the existing house measuring 2.056 Acres, Parcel 3 a field lot measuring 25.948 acres and Parcel 4 a field and wood lot measuring 70.49 Acres in the Town of Reading, New York.

WHEREAS, this is a proposed action reviewed under the Subdivision Law of the Town of Reading, New York for which the application was received November 8th, 2023; and

WHEREAS, on November 16th, 2023, the Planning Board reviewed and considered the aforementioned subdivision application and duly held a public hearing on the Minor Subdivision application on December 21st, 2023 and all evidence and comments were considered, along and together with the requirements of the Town’s subdivision laws, existing development in the surrounding area the public facilities and services available, the Town’s Comprehensive Plan and the Land Use Ordinance, site characteristics and issues, and any potential on- and off-site environmental impacts; and

WHEREAS, this Board, acting as Lead Agency in environmental review, did on December 21st, 2023 review and accept as adequate: “Map of the proposed division of lands of Daniel I and Holly D Weed” survey, prepared by FLX Surveying & Mapping Design Professional Corporation, Seth D. Moser, Land Surveyor, dated November 7, 2023; a Short Environmental Assessment Form (SEAF), Part 1, submitted by the Applicant, and other application materials; and

WHEREAS, on December 21st, 2023, Part 2 and 3 of the SEAF were completed by the planning board and a Negative Declaration of environmental impact was duly issued under the State Environmental Quality Review Act (SEQRA) in respect of this action; and

WHEREAS, this action is exempt from the General Municipal Law County Planning referral requirements of General Municipal Law ("GML") § 239-1, 239-m, and 239-n through an Inter-Governmental Agreement between the Schuyler County Planning Department and the Town of Reading dated 05/20/2021, as "Total number of lots less than 5 and no lots located in the 100-year floodplain" are excluded from GML referral requirements; and

WHEREAS, upon due consideration and deliberation by the Town of Reading Planning Board

NOW THEREFORE BE IT RESOLVED AS FOLLOWS,

That the Town of Reading Planning Board Grants Preliminary and Final Plat Approval of the Application for a four-lot subdivision of certain land with Tax Map No. 52.00-2-30 at 3501 State Route 14, Town of Reading, NY subject to the following conditions:

1. No notes to include in the Final Plat.
2. The sealing and endorsement of such Minor Subdivision Final Plat by the Planning Board Chair, thereafter presenting and filing in the Schuyler County Clerk's Office, followed by provision of proof of such filing within the time limit requirements of 62 days with the Town of Reading Clerk.

Motion by: Louis DeBolt

Seconded by: Barbara Chapman

VOTE AS FOLLOWS:

Barbara Chapman – Aye
Donald Chutas – Aye
Alice Conklin – Absent
Louis DeBolt – Aye
Laurie Tischler – Absent

Planning Board Member B. Chapman's 5 year term has expired and she has chosen not to renew her term for another 5 years.

Planning Board Member M. Sorber had resigned from the Planning Board in September 2023 and the 2 year remainder of her term is vacant

Meeting adjourned at 7:15 pm by L. DeBolt and seconded by B. Chapman

Next Planning Board Meeting January 18, 2024 at 6:30 PM